

TUSCANY COMMUNITY ASSOCIATION

Miramar Blvd - Miramar , Florida 33025

BOARD OF DIRECTORS MEETING

January 11, 2017

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| Members Present: | Manuel Sosa | - President |
| | Valerie Ward | - Vice President |
| | Juan Pablo Saenz | - Treasurer |
| | Glenford Merrifield | - Director |
| | Marion Peynado | - Secretary |

Quorum: 100% Board Members in attendance.

Meeting started at 7.24pm

Minutes from previous meeting were approved.

Pooprints Presentation made by Pauline Gordon regarding Dog DNA process.

It was noted that previous residents will be grandfathered into the program. New residents will have to pay a fee for registrations.

The process was explained. There will be a fine for each occurrence. She noted that it is very important to be very accurate when the sample is taken, The Date, Time and info required. The representative would like to meet with the maintenance person to explain what has to be done.

The process for new tenants & regulations has to be done at NPH office. The dog has to be taken to the Office for a swab sample to be taken. If a Vet is used, the owner has to pay the cost to the Vet.

Note—rental application has to be approved first before a sample is taken.

Manuel noted that Pet Registration and Car Decal to be obtained at NPH office.

Sprinkler System. The system had a power issue in some areas. 29th St had a solenoid problem, 83rd Ave and 28th St not working. A map of the sprinkler system can be obtained from the City. Manuel advised there is a map in the documents and will send a copy. The sprinkler heads have to be checked.

Also noted, we do not have a maintenance contract to check all heads on a monthly basis.

Proposals were given. A motion was approved to go with ASI Company at \$620 per month. Approved by all present... Paula was asked to have him lower the rate, if possible.

Landscaping - The Company (David) is presently on trial for 90 days with no Contract. It was noted he was having a problem with his partner Maxwell. Paula

was asked to get legal advice regarding any issues between them that could be related to the Board.

Lake problems. They were taken over with torpedo grass around the edges. A maintenance fee was being paid for service but it appears it was not been done. A motion was passed to find another Company. All agreed.

The fountain lights had not be serviced. One year Christmas lights were left. No changes during the past year. It was suggested to get someone to inspect if the lights were faulty.

Patio Inspections to be done in January. NPH to send out general reminders to the residents.

Security reports must be legible and in English. Carlos was given a template. They should be sent to the Board on a weekly basis and the following day for a serious matter. Manuel noted that Carlos should be separated from affairs not of Security issues. He must not be expected to do anything other than for security reasons.

Bar Codes. Samples would be done and to be discussed and then approved.

Decorations approved to be stored at NPH storage location as there were not space in the storeroom at the community.

Murano Fence. It was noted that Morano had no Manager at present. The damaged fence should not be repaired, as it would be a waste of money. We should get information with a proposal and set up a meeting with Morano.

It was agreed that the past Board of Directors would remain.

Open Floor:

It was noted that Tuscany #3 move towards to combing the entire community.

It was noted to the floor that Radio 610 gave information about HOA matters.

Security issues . The Gate = the Key Pad was not working three weeks ago .
An Emergency Line to be placed and have available.

There was an infestation of Cats. The pet control must be notified.

Speeding was also an issue. Police can be notified as they are covered through our Insurance.

The Meeting was adjourned at 9.25pm.

Minutes approved with () or without corrections ().

Marion Peynado

Marion Peynado
Secretary